



Historic Site Preservation Board Staff Report

Date: June 12, 2012

Case No.: 3.1289 MAA – HSPB # 55 – Oasis Commercial Building

Application Type: Certificate of Approval for Exterior Changes to a Class 1 Historic Site

Location: 121 South Palm Canyon Drive

Applicant: Brandenburg Oasis LLC

Zone: CBD (Central Business District)

General Plan: CBD (Central Business District)

APN: 513-143-029

From: Ken Lyon, Associate Planner

PROJECT DESCRIPTION

This is a request by Brandenburg – Oasis, LLC seeking a Certificate of Approval to repaint the Oasis Commercial Building and restore certain exterior elements of the building at 121 South Palm Canyon Drive, a Class 1 Historic Site. The project includes replacing a window awning on the west elevation, stripping and restoring the ceramic tile columns at the first floor and repainting the exterior of the building in what is believed to be its original color palette.

RECOMMENDATION

That the Historic Site Preservation Board approves the Certificate of Approval.

PRIOR ACTIONS TAKEN ON THE PROJECT

On April 21, 2010, the Oasis Commercial Building was designated a Class 1 historic site, however only certain elements of the building were actually designated¹.

¹ Those portions of the building that were designated "historic" were the upper story, defined by the lower edge of the first level exterior soffit, the window cases on the south and west elevations, the staircase on the rear (west) elevation, and the columns supporting the second store fronting S. Palm Canyon Drive.

On May 21, 2012, the subject project was reviewed by the Architectural Advisory Committee. The AAC voted unanimously to recommend approval by staff of the proposed project.

BACKGROUND AND SETTING

The Oasis Commercial Building was designed in 1953 by renowned local architect E. Stewart Williams in the late international style. Over time, the building has been repainted and numerous exterior modifications have been made, including painting over the original mosaic ceramic tile on the columns at the first floor.

The proposed project will restore the exterior paint colors to what is believed to be the original color palette. It will also replace a wind-damaged shade awning² on the west façade and strip the paint from the ceramic tile columns and restore the ceramic tile, where necessary.

Pursuant to Municipal Code Section 8.05.180, "*No person may undertake any of the following within or upon a Class 1 historic site without a certificate of approval from the historic site preservation board:*

- (1) *Construction of a new structure;*
- (2) *The moving, demolition or alteration of an existing structure in any manner which affects the exterior appearance of the structure;*
- (3) *A change in land use which affects the exterior appearance of a structure or the interior arrangement of public buildings;*
- (4) *The erection, remodeling or replacing of a sign which affects the exterior appearance of a structure."*

As noted in item 2, the subject project causes an alternation of the exterior appearance of the subject Class 1 site and thus a Certificate of Approval from the HSPB is required.

DESCRIPTION AND ANALYSIS

The applicant desires to repaint the entire building using the original color scheme³. The applicant proposes the following scope of work:

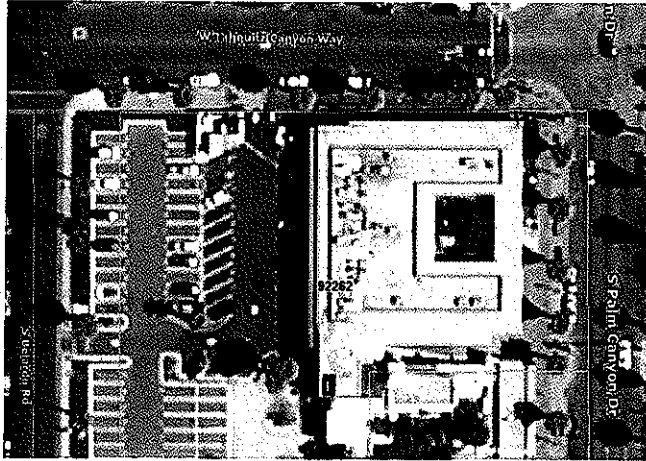
1. To restore the exterior to the color palette as close as possible to that which was original to the building.
2. To remove a paint-over of the round mosaic-tile clad columns at the first floor done some years ago. The columns are proposed to be stripped and the existing mosaic tiles restored to their original appearance.
3. Replacement of a metal sun shade awning over the windows on the second floor

² The consultant asserts that the awning was part of the original design of the building or was installed shortly after its completion. It serves a needed functional purpose of controlling heat gain into the second floor windows caused by the afternoon sun.

³ The original color palette was determined from review of historic photographs and surface scraping on the building.

west elevation that was destroyed in a recent wind storm is also proposed to match the original.

There are no changes proposed in any other element of the building.



AERIAL PHOTO OF 121 SOUTH PALM CANYON DRIVE

The image below from 1954 shows the original paint scheme on the building.



IMAGE c. 1954 - SHOWING ORIGINAL PAINT COLORS

As noted on the drawings date stamped May 9, 2012, the proposed new paint scheme is as follows:

- Basic building walls – White (“Snowy Mount”)
- Second level inner courtyard walls – Orange (“Tangerine Dream”)

- Lower walls and pilasters – Beige (“Malibu Dune”)
- Painted doors – Beige (“Malibu Dune”)
- Planter walls – Beige (“Malibu Dune”)

All other existing surfaces are to remain unaltered: aluminum anodized storefront, doors, stairs and railings, existing stone, and display windows. The photo below shows a portion of the shade awning above the windows on the second floor of the west façade.



PORTION OF THE WEST FAÇADE SHOWING THE SHADE AWNING THAT WAS TORN OFF THE BUILDING IN HIGH WINDS EARLIER THIS YEAR; THIS AWNING WILL BE REPLICATED AND REPLACED.

REQUIRED FINDINGS

There are no specific findings required for Certificates of Approval, however, pursuant to Municipal Code Section 8.05.190, the Board shall consider the following in reviewing and acting upon a certificate of approval application:

- (1) The historic value and significance, or the architectural value and significance or both, of the structure and its relation to the historic value of the surrounding area;

The proposed repaint will restore the exterior colors of the Oasis Commercial Building to its original colors. The proposed project will not diminish the historic value or significance of the site.

- (2) The relationship of the exterior architectural features of any structure to the rest of the structure itself and to the surrounding area;

The project proposes no new architectural features. The proposed shade awning at the west elevation second floor windows will replace one that was damaged during a recent wind storm with one of the same color and design.

- (3) The general compatibility of exterior design, arrangement, texture and material which is proposed by the applicant;

Staff believes that the proposed repaint and restoration of the shade awning and

stripping the paint and restoring the ceramic tile columns at the first floor will enhance the historic integrity of the subject building.

- (4) Archaeological or ecological significance of the area.

The proposed project does not impact any archaeological or ecological significance of the site.

Staff has concluded that the proposed repaint, awning restoration and restoration of the ceramic tile columns conforms to the above guidelines for approval of a certificate of approval and therefore recommends approval by the HSPB.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review per Section 15301(L), (1) of the California Environmental Quality Act (CEQA) Guidelines.

NOTIFICATION

There are no public notification requirements for this application.



Ken Lyon,
Associate Planner



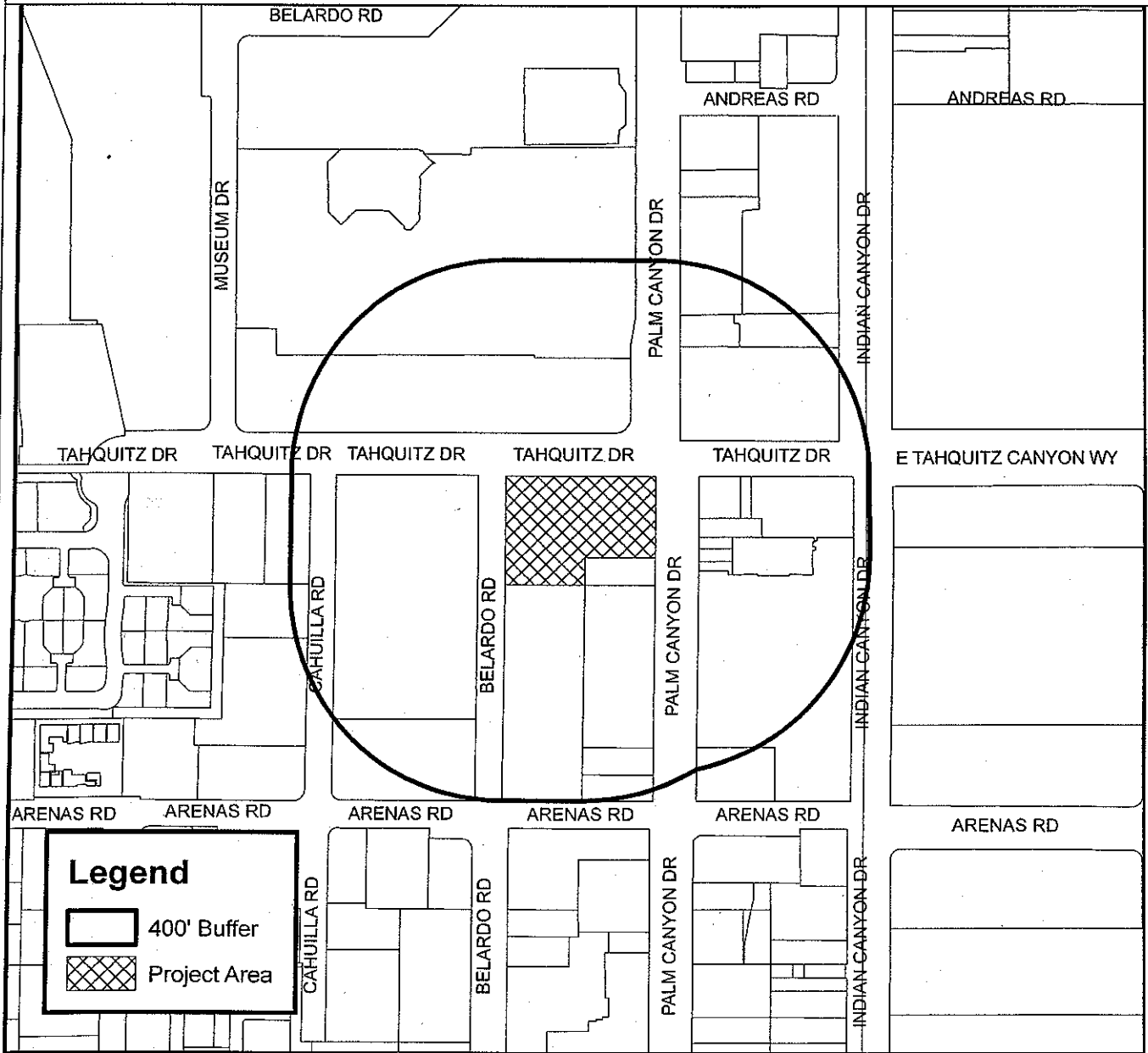
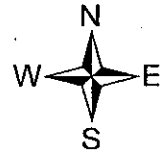
Craig A. Ewing AICP
Director of Planning Services

ATTACHMENTS



1. Vicinity Map
2. Building elevations and photos
3. Excerpt draft minutes from AAC meeting.



Department of Planning Services Vicinity Map



Legend

-  400' Buffer
-  Project Area

CITY OF PALM SPRINGS

CASE NO: 3.1289 MAA

APPLICANT: Brandenburg – Oasis LLC

DESCRIPTION An application to repaint and restore certain exterior architectural details at the Oasis Commercial Building located at 101-121 South Palm Canyon Drive. (Class 1 Historic Site #55.)

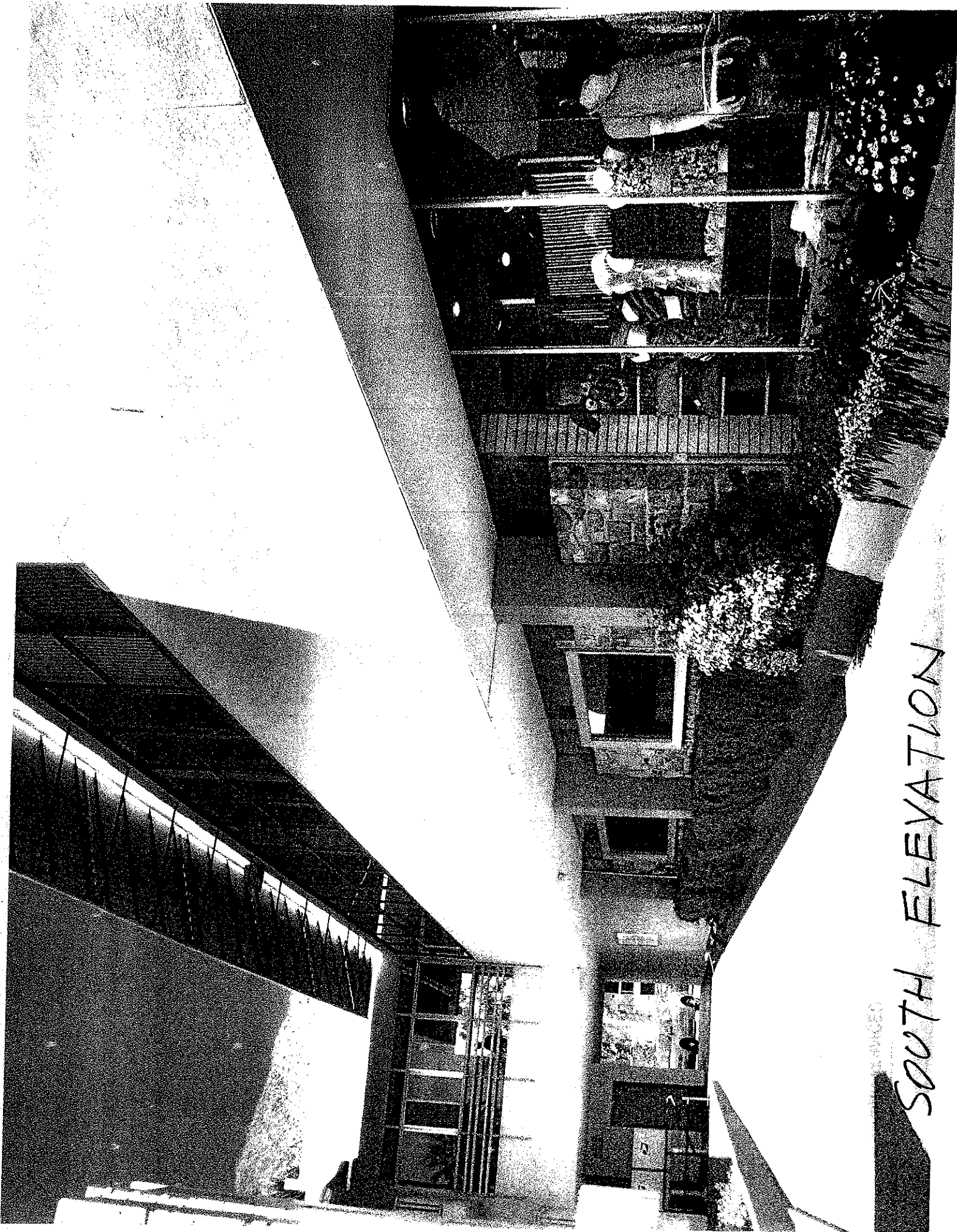


EAST ELEVATION

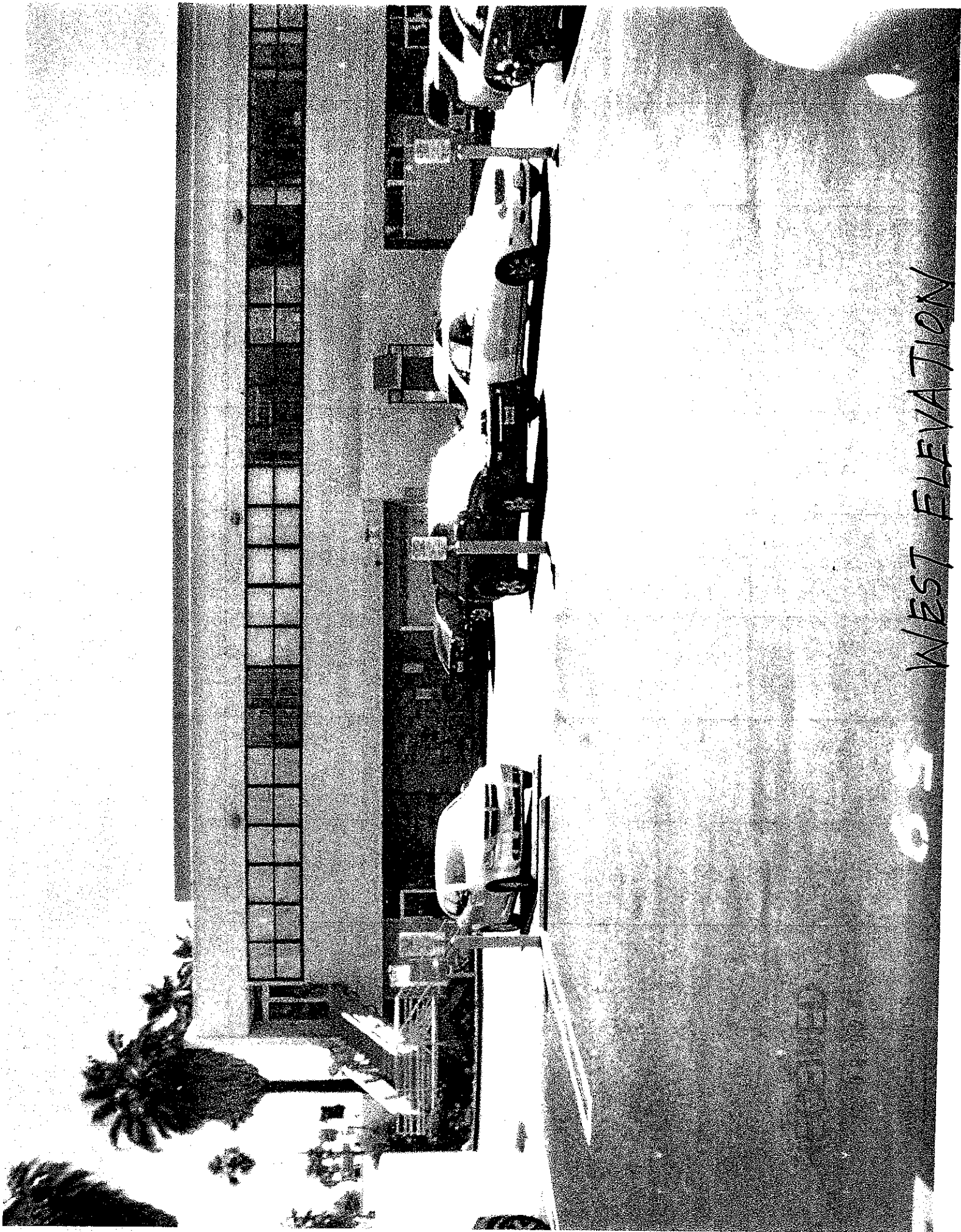


NORTH ELEVATION

DOWNTOWN HOA



SOUTH ELEVATION



WEST ELEVATION

BRANBENBURG - OASIS OFFICE BUILDING REPAINT AND AWNING REPLACEMENT

PROJECT DATA

- OWNER
 -- BRANBENBURG - OASIS L.L.C.
 -- SUE LYLE - LYLE COMMERCIAL
 -- 121 SOUTH PALM CANYON DRIVE #24
 -- PALM SPRINGS, CALIFORNIA 92262
 -- '94 T19 9600
 ZONE:
 -- C-8-D CENTRAL BUSINESS DISTRICT

PROJECT DESCRIPTION

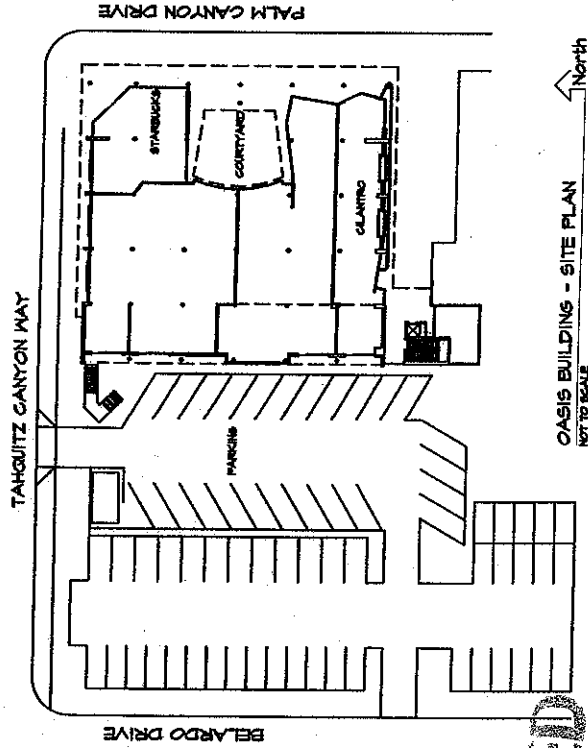
- PROJECT ADDS NO AREA TO BUILDING
 1) PROJECT IS TO REPAINT BUILDING EXTERIOR
 2) PROJECT IS TO REPLACE PEET-SHAW AWNING THAT WAS
 DEMOLISHED IN JANUARY 28, 2003 WED STORM.

DIRECTORY

- ARCHITECTURAL RESEARCH & DESIGN
 -- DAVID CHRISTIAN
 ARCHITECTURAL DOCUMENTS
 -- CHRIS SANJIN ARCHITECTS
 -- 121 SOUTH PALM CANYON DRIVE SUITE 204
 -- PALM SPRINGS, CALIFORNIA 92262
 -- TEL: '90 828-8327

SHEET INDEX

- ARCHITECTURAL
 -- A-0 COVER SHEET
 -- A-1 SITE PLAN
 -- A-2-1 EXTERIOR ELEVATIONS
 -- A-2-2 EXTERIOR ELEVATIONS
 -- A-2-3 EXTERIOR ELEVATIONS



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PLANNINGSERVICES

CSA

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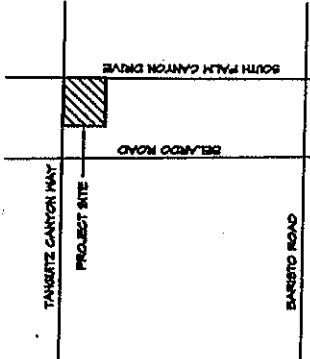
OASIS BUILDING
 PROJECT FOR Brandenburg-Oasis LLC
 121 South Palm Canyon Drive
 Palm Springs, CA 92262

Revisions	Date

SHEET TITLE
**Cover Sheet
 & Sheet Index**

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 DATE 5.8.12
 JOB NO. 12-107
 SHEET NO. ①

A-1



CSA

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PROJECT OASIS BUILDING
 121 South Palm Canyon Drive
 Palm Springs, CA 92262
 FOR Brandenburg-Oasis LLC

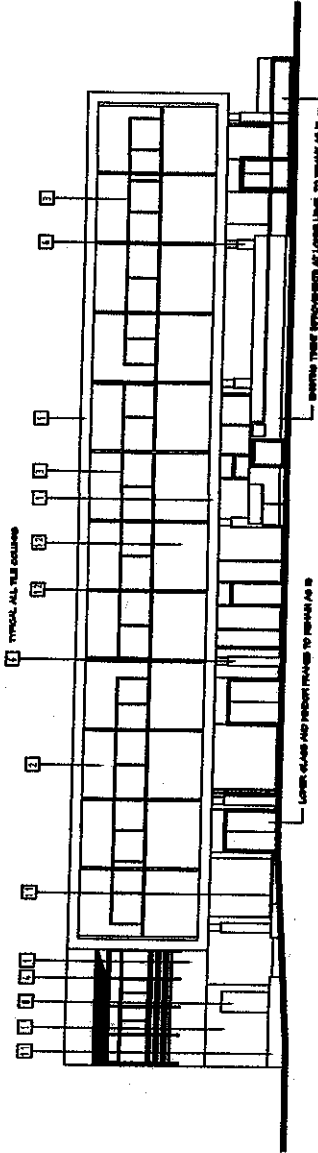
Revisions	Date

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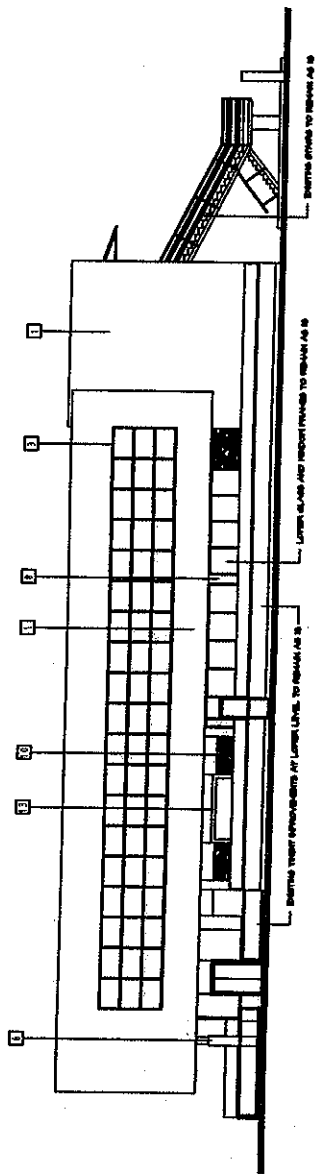
Exterior Elevations

DRAWN BY CLS
 DATE 4-6-12
 JOB NO. 12-102
 SHEET NO. ©

A-21



East Elevation
 SCALE 1/8" = 1'-0"



North Elevation
 SCALE 1/8" = 1'-0"

Color & Materials

- 1 BASIC BRICKWORK WALLS
- 2 PITTSBURGH FINISH, 104" BODY TIGHT
- 3 BRICK JOINTS, BRICK COLOR, BRICK WALLS
- 4 PITTSBURGH FINISH, 104" BODY TIGHT
- 5 PITTSBURGH FINISH, 104" BODY TIGHT
- 6 BRICKWORK JOINTS
- 7 BRICKWORK JOINTS
- 8 BRICKWORK JOINTS
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- 13 BRICKWORK JOINTS
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PLANNING SERVICES

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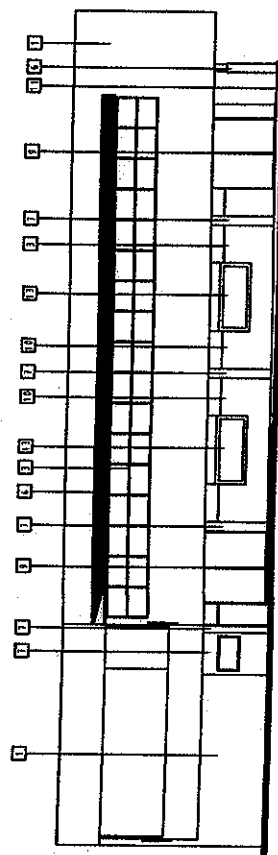
OASIS BUILDING
 PROJECT
 121 South Palm Canyon Drive
 Palm Springs, CA 92262
 FOR **Brandenburg-Oasis LLC**

Revisions	Date

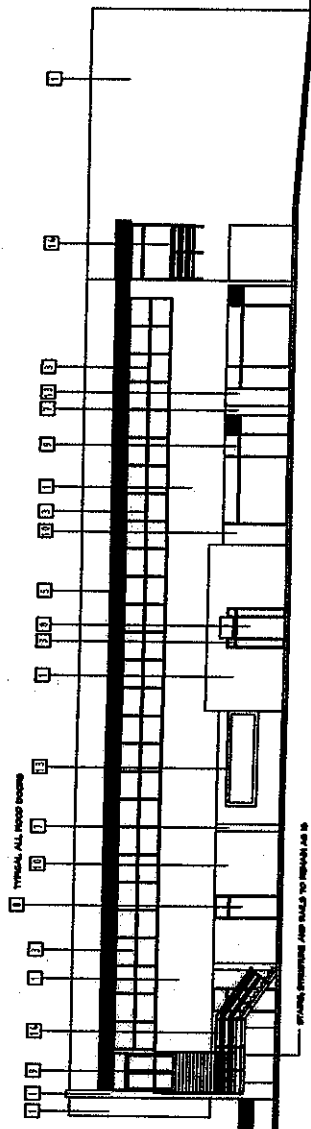
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Exterior Elevations

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South Breezeway Elevation
 SCALE: 1/4" = 1'-0"



West Elevation
 SCALE: 1/4" = 1'-0"

Color & Materials

- 1 BRICK WALLS
- 2 BRICK WALLS
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PLANNING SERVICES

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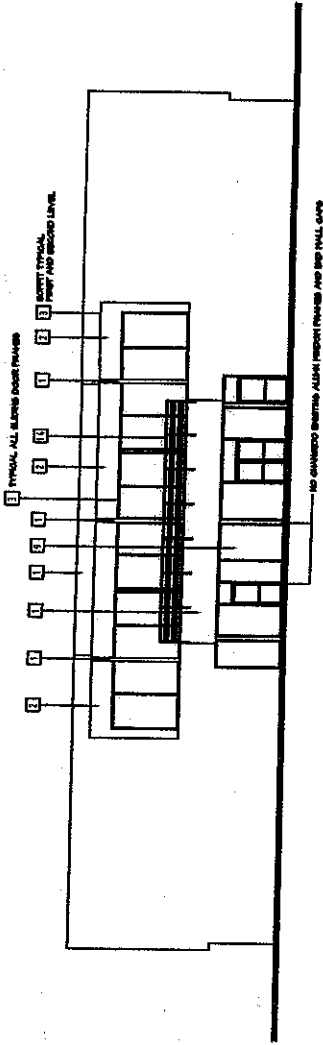


PROJECT
OASIS BUILDING
 121 South Palm Canyon Drive
 Palm Springs, CA 92262
 FOR
Brandenburg-Oasis LLC

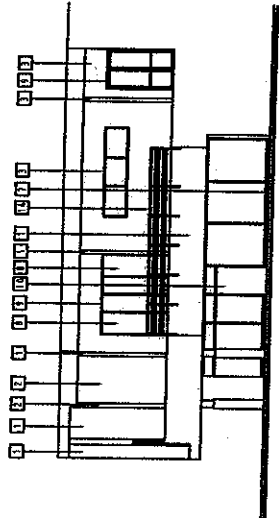
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Exterior Elevations

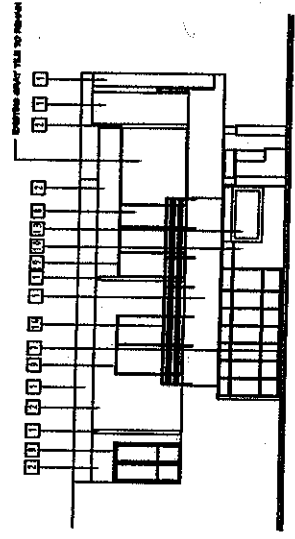
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 SHEET NO. ©
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West Courtyard Elevation
 SCALE 1/4" = 1'-0"



South Courtyard Elevation
 SCALE 1/4" = 1'-0"



North Courtyard Elevation
 SCALE 1/4" = 1'-0"

Color & Materials

- 1 PAINTED BRICK
- 2 PITTENHAM PAINTS, BRICK PAINTS
- 3 PITTENHAM PAINTS, BRICK PAINTS
- 4 PITTENHAM PAINTS, BRICK PAINTS
- 5 PITTENHAM PAINTS, BRICK PAINTS
- 6 PITTENHAM PAINTS, BRICK PAINTS
- 7 PITTENHAM PAINTS, BRICK PAINTS
- 8 PITTENHAM PAINTS, BRICK PAINTS
- 9 PITTENHAM PAINTS, BRICK PAINTS
- 10 PITTENHAM PAINTS, BRICK PAINTS
- 11 PITTENHAM PAINTS, BRICK PAINTS
- 12 PITTENHAM PAINTS, BRICK PAINTS
- 13 PITTENHAM PAINTS, BRICK PAINTS
- 14 PITTENHAM PAINTS, BRICK PAINTS

- 1 PAINTED BRICK
- 2 PITTENHAM PAINTS, BRICK PAINTS
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- 5 PITTENHAM PAINTS, BRICK PAINTS
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Assistant Planner Mlaker presented the proposal for the construction of a 452-square foot pool cabana addition on the west end of an existing house. Notification was sent out to adjacent and abutting property owners and one letter of support was submitted.

Larry Schlien, adjacent property owner at 777 W. Camino Norte addressed the AAC and stated that he was concerned with the proposed removal of trees; the request for a set-back reduction; and if the new structure will be visible from his property.

Ben Hertz, architect stated that the new building will not be seen from the adjacent streets or properties. The building materials will be similar to the existing house.

ACTION: M/S/C (Harlan / Secoy-Jensen, 7-0) To recommend approval as presented to the Planning Commission.

AGENDA ITEM #4: Case 3.854 MAA – Lumpkin / Tedford Residence

Mike McAuliffe architect requesting the demolition of an existing master bedroom to be replaced with a new 746- square foot addition to a hillside house located at 1843 Leonard Road, Zone R-1-A, Section 3. (GM)

Assistant Planner Mlaker presented the proposal for the addition of a 746-square foot master bedroom attached to the south end of an existing house.

Mike McAuliffe architect representing the property owners explained the circumstances behind the removal of an existing bedroom to make way for a conforming master bedroom suite. A property line dispute has resulted in the request which will bring into compliance with setback standards. The building design will compliment not mimic the E. Stewart Williams design.

Member Fauber asked for a description of the treatment to the roof rafter tails.

Member Purnel asked if the roof mounted duct work would be visible from the street.

ACTION: M/S/C (Fredricks / Fauber, 7-0) To recommend approval as presented to the Planning Commission.

AGENDA ITEM #5: Case 3.1289 MAA HSPB #55 – Oasis Building

An application by Brandenburg Oasis LLC proposing to repaint the Oasis Commercial Building, a Class 1 historic site (HSPB #55) to the original exterior color palette of the building and reinstall shade awnings at the west façade located at 121 South Palm Canyon Drive, Zone CBD, Section 15. (KL)

Kliendeinst inquired about painting the window mullions and whether reworking of the poor window putty might be considered. Asked to clarify the color of the ceiling at the second floor soffit (white). Discussed the grey ceramic tile panel at the second floor. Suggested pruning the shrubs around the stair at the northwest corner of the building.

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Fauber noted some light fixtures may be evaluated for possible replacement; conical up/down wall sconces

Secor Jensen asked about removal of the old surface mounted conduit and wiring.

Harlan asked about how the color palette was determined (from photos and scraping). The column portion above the ceramic tile will be painted white. Consider pruning shrubs along the south elevation of the building also.

ACTION: M/S/C (Secoy Jensen / Kliendeinst) To recommend approval, with recommendation (not a requirement) to reglaze badly puttied windows where necessary and prune shrubs at stairs and south elevation. Review original building plans if discoverable for confirmation of ceramic tile wall panel on second floor.

AGENDA ITEM #6: Case SP-12-002 – Albertsons

Certified Signs for Albertsons requesting an amendment to a sign program for an additional main sign for the grocery store located at Sunrise Square located at 1751 North Sunrise Way, Zone CDN, Section 2. (DN)

Associate Planner Newell presented proposal for an additional main sign for the grocery store tenant. The amendment to the sign program proposes to allow a second main wall sign and further exceed the sign area permitted by the sign program and Zoning Code.

Joe Rosa of Certified Signs discussed the remodel that Albertsons has recently completed. He said his client would like additional identification on the building.

Member Ortega requested clarification on existing permitted signage for Albertsons.

Vice Chair Harlan didn't believe there was a need for additional signage. Instead, he recommended that the existing monument signs be improved.

Chair Kleindienst felt the proposed sign was too big. He was opposed to the sign straddling two different materials and colors on the building. A better placement of the sign would be above the existing archway to the north.

Member Fredricks agreed and didn't believe the proposed sign would be seen from Vista Chino.

ACTION: M/S/C (Harlan / Kleindienst 7-0) To deny the proposed sign program amendment as submitted. If a redesign is proposed, the applicant should consider the following:

1. Relocate sign above archway;
2. Reduce overall size of sign;
3. Provide line of site drawings;
4. Consider enhancing existing monument signs instead of adding another wall sign.